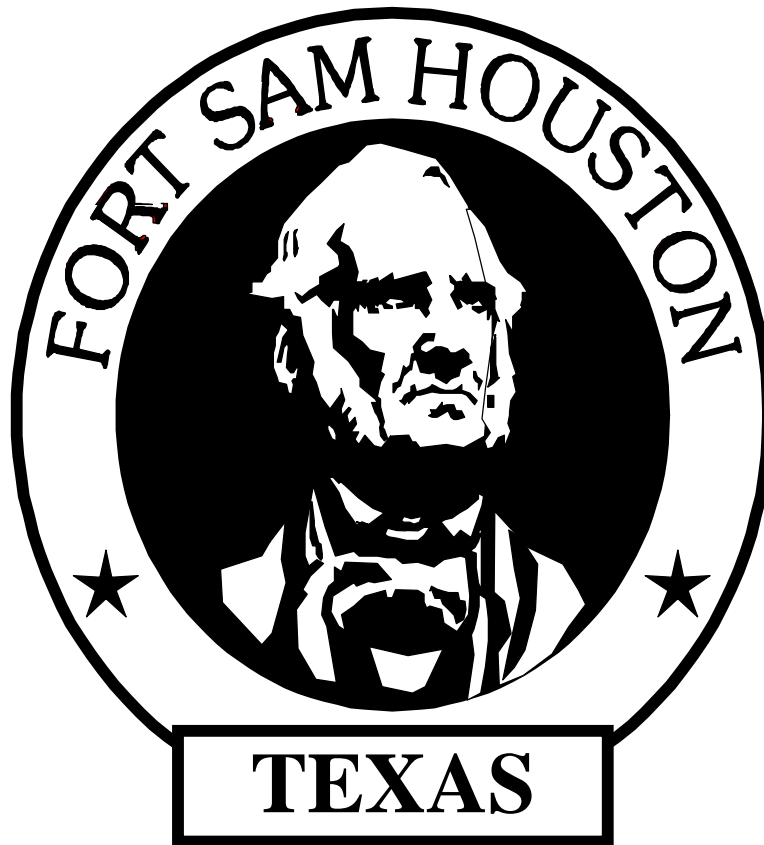


Lease Application

DACA63-9-00-0515



December 20, 1999

FORT SAM HOUSTON EXECUTIVE SUMMARY

NOTICE OF AVAILABILITY TO LEASE AT FORT SAM HOUSTON

THE ARMY IS SEEKING A PRIVATE DEVELOPER TO PARTICIPATE IN THE DEVELOPMENT OF AVAILABLE HISTORIC REAL ESTATE ASSETS AT FORT SAM HOUSTON, TEXAS THROUGH LEASING OPPORTUNITIES. THE SELECTED DEVELOPER WILL WORK WITH THE ARMY TO DEVELOP A BUSINESS PLAN THAT WILL BE IMPLEMENTED IN WHOLE OR IN PART THROUGH LEASING ARRANGEMENTS.

Fort Sam Houston (FSH) is located in the heart of San Antonio and includes 1,350 buildings, 985 family housing units, and 3,105 acres of land. See Exhibit A for a map of the installation. More specific sites descriptions will be determined during the planning and leasing process. More detail is included in the Application Package.

The primary mission of FSH is medical training at the U.S. Army Medical Department Center and School, the world's largest medical training center with more than 33,700 annual graduates and a renowned reputation. The goal of this project is to find alternative uses and preserve historic properties to the greatest extent feasible in accordance with Sections 110 and 111 of the National Historic Preservation Act, as amended (16 U.S.C. 470h-2 and 470h-3). This will provide for good stewardship of the historic real property located on the installation and to the extent possible, defray installation operating costs. FSH is particularly interested in leasing the old Brooke Army Medical Center, Building 1000 (228,594 gross square feet), BAMC supporting facilities, Building 1044 (2,221 gross square feet), Building 1088 (1,786 gross square feet), and Building 1092 (1,080 gross square feet) and the Beach Pavilion Complex, Building 2371 (148,223 gross square feet) and Building 2372 (138,952 gross square feet). The buildings are Category I historical facilities (see Exhibit C) and are contributing elements to the Fort Sam Houston Conservation District, which is eligible for the National Register of Historic Places.

Following selection of the developer/lessee (hereinafter "Developer"), the Army and the Developer will work together to produce a Business and Leasing Plan (Plan) for FSH. The Army will be issued a conditional notice of Lease award to the Developer. The Developer selected should be thorough, creative, and professional in identifying issues, analyzing solutions and in determining entrepreneurial processes to ensure the successful implementation of the project. The Plan will include financing strategies for the proposed leasing arrangements and development of the leased property at FSH. Upon completion of the Plan and subject to final approval by the Army, a lease or leases will be executed to implement the Plan, or portions thereof. In no event will the Army be responsible for the payment of any fees or have any liability to the Developer for the Plan or work product generated in developing the Plan. The Army does, however, have some money available for payment of approved third party expenses during Plan development.

In addition to the overarching goal, the Army has other goals for this project:

- To find uses for FSH assets that are compatible with the requirements and mission of FSH
- To maintain positive relations with the communities surrounding the property.
- To successfully integrate development activities with cultural resources and environmental policy management requirements in support of the mission of FSH.
- To employ the best commercial practices to the benefit of both the Army and Developer.

Applications will be evaluated on the basis of the following criteria:

- (1) Capability/Qualifications. This factor considers the extent of the applicant's capability and qualification to provide the services required for planning and implementation of the project and the applicant's approach to the project.
- (2) Relevant Experience/Past and Present Performance. This factor considers the extent of the applicant's experience in successfully planning for and developing large complex projects, especially under a lease arrangement.
- (3) Experience in Financing Institutional Projects and Financial Return Expectations. This factor considers the extent of the applicant's experience in dealing with financing of large, complex projects, especially under a leasing arrangement. Additionally, the applicant's financial return expectations will be considered.
- (4) Experience in Community Relations. This factor considers the extent the applicant's experience in dealing with community relations in successfully completing major developments.
- (5) Achievement of Army goals. This factor considers the extent to which the applicant's approach indicates an understanding of the Army's goals and a realistic approach to accomplishing them.
- (6) Experience with Historic Properties. This factor considers the applicant's training and demonstrated experience with the redevelopment, rehabilitation and/or adaptive reuse of historic properties and execution of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Applications must be submitted in sealed envelopes, which will be opened and evaluated on:

DATE: FRIDAY, MARCH 3, 2000

TIME: 3:05 P.M. (CST)

LOCATION: COMMANDER, U.S. ARMY GARRISON
ATTENTION: BUSINESS DEVELOPMENT OFFICE
1400 STANLEY ROAD, SUITE 103
FORT SAM HOUSTON, TEXAS 78234-5001
TELEPHONE: Commercial 210-221-2546 OR
DSN 471-2546

APPLICATION INFORMATION PACKAGE

FOR

PRIVATE DEVELOPMENT LEASE

AT

FORT SAM HOUSTON, TEXAS

The information below must appear in the lower left corner of Lease Application envelope.

Sealed Application for Lease of Real Property

To be opened:

Time: 3:05 p.m. (CST)

Date: March 3, 2000

Lease Application No. DACA63-9-00-0515

Table of Contents

Section 1. Summary

Section 2. Leasing Description and Performance Requirements

Section 3. Application Submission

Section 4. Proposed Evaluation and Selection Process

Section 5. Arrangements for Inspection of the Site

Exhibit A. Map of Fort Sam Houston

Exhibit B. Map of Greater San Antonio Area

Exhibit C. Historical Category Definitions

Maps and Other Information about Fort Sam Houston are accessible via the World Wide Web at the following address:

http://fshtx.army.mil/Garrison_index.htm or

<http://www.swf.usace.army.mil/>

Section 1. Summary

The Army is seeking a prospective developer/lessee (hereinafter “Developer”) to participate in alternative use and development of available historic real estate assets at Fort Sam Houston (FSH) located in San Antonio, Texas. FSH consists of 3,105 acres of land. Maps of the area are included as Exhibits A and B.

Upon selection of a Developer, the Army and the Developer will work together to develop a Business and Leasing Plan (hereinafter “Plan”) for the leasing and development of the facilities and areas on FSH selected by the parties. The selected Developer will be issued a conditional notice of Lease award by the Army. The Developer selected will be expected to thoroughly, creatively, and professionally identify issues, analyze solutions, and determine entrepreneurial processes to ensure the successful implementation of the project. The goal of this project is to find alternative uses and preserve historic properties to the greatest extent feasible in accordance with Sections 110 and 111 of the National Historic Preservation Act and to provide good stewardship of the historic real property located on the installation and to the extent possible, defray installation operating costs. The facilities being considered for this leasing initiative are old Brooke Army Medical Center (BAMC), Building 1000 (228,594 gross square feet), BAMC supporting facilities, Buildings 1044 (2,201 gross square feet), Building 1088 (1,786 gross square feet), and Building 1092 (1,080 gross square feet) and two of the three buildings that make-up the Beach Pavilion Complex, Building 2371 (148,223 gross square feet) and Building 2372 (138,952 gross square feet). Both facilities are contributing elements to the Fort Sam Houston Conservation District, which is eligible for the National Register of Historic Places. The Plan will include financing strategies for the proposed leasing arrangements and development of the leased property at FSH. Upon completion of the Plan and final approval by the Army, a lease or leases will be negotiated by the parties to implement the Plan, or portions thereof. The decision to implement the Plan will be made by the Army at its discretion. If potential development opportunities are identified during the planning process that cannot be accommodated under the leasing authority, the Developer and FSH will, if feasible, discuss implementation through alternative authorities.

In no event will the Army be responsible for the payment of any fees or have any liability to the Developer for the Plan or work product generated in developing the Plan. The Army does, however, have some money available for payment of approved third party expenses during Plan development.

The Army has set the following goals for this project:

- To find uses for FSH assets that are compatible with the requirements and mission of FSH.

- To maintain positive relations with the communities surrounding the property.
- To successfully integrate development activities with cultural resources and environmental policy management requirements in support of the mission of FSH.
- To employ the best commercial practices to the benefit of both the Army and the Developer.

The Army believes these goals can best be achieved by working with the Developer to develop the Business and Leasing Plan described below for the BAMC and Beach Pavilion properties. The valuable assets and open spaces of historic FSH, coupled with the local progressive-minded business community, make this initiative a ready-made opportunity for a world-class Developer to lead the way in national, military base reinvention.

Section 2. Leasing Description and Performance Requirements

a. Summary of the Leasing Process

- i. Upon selection of the Developer, the Army and the Developer will work cooperatively to jointly develop a Plan, which will be implemented through a lease or leases for selected real estate assets. In developing the Plan, the Army and the Developer will consult stakeholders within the community, as appropriate. During the Plan development, the leased property and proposed uses will be identified. The Army and the Developer will prepare a lease and other documents required to implement the Plan.
- ii. An initial, sample outline for contents of the Plan is as follows:
 - A further description of the Army's goals for the leasing arrangement and methods for meeting the goals;
 - Analysis and plan to determine sources of capital;
 - Overall leasing and development schedule;
 - Preliminary leasing and development budget;
 - A development strategy for all efforts of the leasing arrangement including a more detailed description of the Developer's role in the project, a description of any anticipated partnership or joint ventures by the Developer, a Plan that will reflect the specifics of the strategy, timelines, and site plans for proposed projects;
 - A subleasing plan setting forth appropriate guidelines to ensure that all subleases are for uses compatible with FSH's military missions;
 - A treatment plan to ensure adequate preservation and maintenance of historic property;

- Documents required to comply with the National Environment Policy Act, National Historical Preservation Act and other applicable laws;
 - Community relations plan;
 - Financing plan; and
 - A detailed description of any opportunities identified during the planning process that cannot be accommodated by the current lease authority, and, if feasible, a plan for proceeding under an alternative authority.
- iii. The Developer and the Army will prepare draft portions of the Plan for review during the planning stage. The Army will work with the Developer to arrange for review of the drafts by the various constituencies with an interest in the project, both within and without the government.
 - iv. During the development of the Plan, the Army has some funding available for approved third party expenses, and will also provide non-monetary support (e.g., office space and technical/management support) to the Developer, as negotiated.
 - v. At the end of the planning stage, the Plan and supporting documents will be submitted to Headquarters, Department of the Army (HQDA) for approval. If approved, the Army will execute lease arrangements and proceed with the project.
 - vi. In the unlikely event that the Army and the Developer cannot agree on a Plan, implementing lease or other required documents, or if the Plan is not accepted by HQ, DA, the Army, at its option, may render this application process null and void, direct the Developer to cease all work on the project, and cancel the conditional lease award, all without giving rise to any right or claim by the Developer. Should this occur the Army maintains the right, at no cost, to make full use of the Plan and to proceed to negotiate and work with other developers on this or similar projects.

b. Rental Provisions

An appropriate lease term and rental consideration will be developed by the Army in consultation with the Developer during the planning stage. It is expected, because of the poor condition of the buildings, that the initial rental agreement will be low.

c. Utilities and Other Support Services

The Lease or Leases will provide for the payment of utility and support services as agreed to by the Developer and FSH.

d. Disputes

Any dispute concerning a question of fact or procedure arising under this application which is not disposed of by agreement shall be decided by the Army, who shall mail or otherwise furnish a written copy of the decision to the applicant.

Section 3. Application Submission

a. Notice to Applicants.

- i. Prior to submission of applications, the Army will conduct an industry conference. At this conference the approach to this transaction will be discussed. The conference is scheduled to be held on: **January 26, 2000 at 8:00 A.M. - 3:00 P.M. (CST), at the Noncommissioned Officers' (NCO) Club, Building 1395, Fort Sam Houston, Texas. Reservations are required by 12:00 p.m. (CST), January 19, 2000 and should be made by calling the U.S. Army Garrison Business Development Office at (210) 221-2546 or DSN 471-2546.**
- ii. By submitting an application, you agree to provide non-discrimination and Civil Rights assurances, if applicable.
- iii. The information provided by you may be used by the Army to conduct a comprehensive background and credit check.
- iv. You may provide the facilities and services to the Army as agreed upon in the Plan and lease either directly or through subleases or concession agreements that have been reviewed and accepted by the Army.
- v. You may joint venture with another Developer.

A joint venture (team arrangement) shall meet the following requirements:

- (1) All applications submitted by joint ventures must include a copy of the executed joint venture agreement.
- (2) Parties to the joint venture must sign the proposed Lease or Leases, as agreed to in the Plan. In the case of corporations that are joint venture entities, the corporation secretary must certify that the corporation is authorized to participate in the joint venture, by so certifying in the joint venture agreement and by submitting a separate certification to the Army prior to Lease award. The joint venture must also provide a certificate which identifies a single point of contact, i.e., a principal

representative (by name) of the joint venture for purposes of resolution of lease matters and payment issues.

- vi. Bostonia Government Services, Inc. has served as advisor to the Army on the project and is ineligible to apply or assist others in applying for this opportunity.

b. Submission and Content of Proposals

Proposals will consist of two parts, A Written Proposal and an Oral Presentation.

- i. Submit an original and two copies of your written proposal to the Army at the following address:

Commander, U.S. Army Garrison
Attention: Business Development Office
1400 Stanley Road, Suite 103
Fort Sam Houston, Texas 78234-5001
Telephone: Commercial 210-221-2546 or DSN 471-2546

Each application shall be enclosed in a sealed envelope. Mark the information you regard as proprietary and not releasable to the public as proprietary.

The information submitted in your written proposal will be reviewed by the evaluation board prior to your oral presentation. This will allow the board members time to become familiar with your firm's experience, project approach, and financial return expectations, and to generate questions that may be posed during or immediately after your oral presentation.

After submitting your written application, you will be required to make an oral presentation. Your oral presentation should be limited to 60 minutes. During your oral presentation, be prepared to provide information concerning your firm's background and capabilities. Also be prepared to respond to questions about your written proposal. At the conclusion of your oral presentation, plan on approximately 30 additional minutes to respond to questions.

You may use whatever media you choose in making your oral presentation. The Army will provide an overhead projector. If you decide to use media other than an overhead projector, you must provide and set up the equipment yourself. Bring ten (10) complete sets of all overheads and any other handouts to your oral presentation.

- ii. Applications will not be accepted after **3:00 P.M. on FRIDAY, MARCH 3, 2000**. Modifications of applications may be made in sealed envelopes, as for original application, up to that time.
 - iii. The right is reserved, as the interest of the Army may require, to reject at any time any and all applications, to select more than one applicant, to waive any informality in applications received, and to accept or reject any items of any applications unless such application is qualified by specific limitation.
- c. Application information: Your written proposal must contain all of the following information.
- i. Information About Yourself

Provide the following information about your firm:

- (1) The name, address, telephone, e-mail, and fax numbers of each principal, partner, and/or co-venturer participating on your team and the name of the representative authorized to act on behalf of the team.
- (2) Identification of any affiliation or other relationship between any of the members of the team responding to this application and any development company, parent company, or subsidiary.
- (3) A description of your status (whether a corporation, a nonprofit or charitable institution, a partnership, a limited liability company, a business association, or a joint venture) indicating jurisdiction under whose law you are organized and operating, and a brief history of your organization and its principals.
- (4) Date and location of establishment and the date of incorporation under the present name.
- (5) Explanation of types of services your firm provides and how they relate to this application.
- (6) Whether you (or team member) have ever been terminated for default, non-compliance, or non-performance on a contract or Lease. Provide a detailed description; and whether you (or team member), have been within the past five (5) years, in litigation, arbitration, or have had any judgments against you (or team member). Provide a detailed description.

- (7) Indication of whether you ever maintained or currently maintain errors and omissions insurance and, if so, the amount of the coverage, deductible, and the carrier of the insurance.
- (8) If your firm is a corporation provide:
 - (a) Articles of Incorporation and by-laws.
 - (b) Names, addresses, dates of birth, and Social Security numbers of officers and participating principals and all addresses they have used for the last ten (10) years.
 - (c) Corporate resolution authorizing the proposed transaction.
 - (d) Summary of Corporate Activity.
- (9) If your firm is a partnership provide:
 - (a) The partnership agreement.
 - (b) Names, addresses, dates of birth, and Social Security numbers of the partners and all addresses they have used for the last ten (10) years.
- (10) If you are a sole proprietor, provide Social Security number, date of birth, current address, and all addresses used for the last ten (10) years.

ii. Capability/Qualifications

(1) Staffing Plan

- (a) Describe your organizational approach to executing your responsibilities, providing the overall project coordination, and responding to the Army during all phases of the project. Include an organizational chart and staffing plan that demonstrates your capability of carrying out all functions required for this project. If applicable, present a timetable for hiring any additional staff.
- (b) For each year from 1989 to the present, summarize your workload, expressed in terms of the annualized dollar value of the projects being developed and the number of full-time staff engaged in managing project development.

- (c) Discuss the extent to which you are planning to commit staff and other resources to the project and development of the Business Plan.
- (d) Explain how you intend to compensate for your distance away from FSH (if applicable).

(2) Qualifications of Key Personnel

- (a) Identify your key personnel and their respective roles during development of the Plan. Key personnel are those persons considered critical to the accomplishment of the required services. Indicate the extent to which your key personnel have worked together as a team on major projects.
- (b) Provide a resume for each of your key personnel. Resumes must include a description of the individual's duties and responsibilities, education, knowledge, skills, expertise, and other qualifications relevant to development of the Plan.
- (c) Attach a statement to the resume for each of your key personnel defining the extent of their availability and corporate commitment. The resume for each person must clearly indicate whether the person is or is not currently your employee and, if not so employed, what kind of commitment or offer of employment your firm has been made to assure availability of this person during the development of the Plan.

(3) Project Approach

Describe your approach to creating the Plan, implementing the Plan, and achieving the goals the Army has set out for this leasing arrangement, including a list of tenants you would perceive being in these buildings. Place special emphasis on how your approach addresses the entire project and how it demonstrates a clear understanding of the scope and complexity associated with the project. Your description should include a discussion of planned steps to ensure maximum preservation of the historic building features and to minimize adverse impact to the character of the buildings and those in the surrounding area. This discussion should include contract management practices that will ensure execution of the plan as designed.

iii. Relevant Experience/Past and Present Performance:

(1) Relevant Project Experience

Provide the following information on projects for which you (or team member) acted as prime developer. Identified projects must demonstrate an ability to perform a project of this magnitude.

- (a) List of the major projects that you successfully completed or you have currently in progress covering the past ten (10) years. You should include detailed information on the execution of projects involving historic buildings, including adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties and actions taken to comply with historic preservation zoning requirements. If historic preservation tax credits are planned for this project, please discuss past experience.

- (b) For each project listed above, include the following:

The name, address, type, cost (design and construction), and size (in gross square feet) of each project;

The name and address of the owner of each project;

No more than three (3) photos of each project (each photo not exceeding 8-1/2" by 11" in size);

A description of how the project achieved an acceptable level of quality in the project planning, creation, design, and construction;

The transactional structure for each project;

Your role and services provided for each project;

The name, address, telephone e-mail, and fax numbers of a point of contact at the client or other stakeholder for each project. (This individual must be familiar with the project and the role of the applicant played in the project and will be able to respond to the Army inquiries); and,

Other pertinent information to sufficiently describe each project.

(2) Past and Present Performance

Provide the name, address, telephone and fax numbers of at least four (4) clients or other stakeholders for whom you (or each team member) have successfully developed projects within the past ten (10) years. In addition to clients, you are encouraged to provide the above information from other project stakeholders that you consider important to understanding the success of your work. These references should be able to assess the degree of client (or other stakeholder) satisfaction. The Army intends to contact all the references you list and your inclusion of the information requested above will be considered authorization to do so. Some of the factors that contribute to client satisfaction and what your references may be asked to discuss in respect to you formally are as follows:

- (a) quality of the working relationship with the client (the tenant and/or owner);
- (b) professionalism and integrity with which you conducted business;
- (c) responsiveness to the client's needs and expectations;
- (d) level of communication;
- (e) value added to the project as the result of cost savings, favorable financing, positive asset management, etc.;
- (f) delivery of the project within budget and on schedule;
- (g) quality control of the project design and construction; and,
- (h) other relevant aspects in the management of a project development for a client.

iv. Experience in Financing Institutional Projects and Financial Return Expectations (Note: All financial data clearly marked as proprietary will be held in confidence)

- (1) If you are a corporation or limited partnership, provide a current financial statement prepared by an independent Certified Public Accountant or by an independent licensed public accountant. Also include a personal financial statement of the key owners/principals.
- (2) If you are an individual or partnership, provide a complete and current personal financial statement for you and/or all partners.

- (3) Describe financing arrangements you have structured for major projects within the past ten (10) years. Include information on fees and any participation in the equity or success of the development. Address how project risk entered into the determination of consideration. Describe your financial commitment over the life of the project during both the construction and permanent financing phases.
- (4) Provide the names, addresses, telephone numbers, and e-mail of at least two commercial or institutional credit references from which you have previously obtained financing. Attach a letter authorizing each credit reference to respond to inquiries from the Army.
- (5) Provide information concerning any previous transactions you have undertaken for which you have provided a financial return to the owner in return for the use of the owner's assets. This should include information on rental or fees paid to owners through owner participation in the equity or success of the development. You should address how project risk entered into your determination of financial return.
- (6) Discuss your financial return expectations for the project. Identify the sources, and, if possible, the relative amounts from these sources, from which you expect to derive revenue during implementation and operation of the FSH project, describe your plan for reinvesting revenues earned from the FSH project back to the project itself. This information should be related to the financial return earned on other transactions

v. Experience in Community Relations

Explain your philosophy and specific approach to managing community relations. With respect to each project you listed under "Relevant Project Experience," describe your experiences in managing relations with the surrounding community.

vi. Achievement of Army Goals

This factor considers the extent to which the applicant's approach indicates an understanding of the Army's goals and a realistic approach to accomplishing them.

Section 4. Proposed Evaluation and Selection Process

a. Application Evaluation Process

An evaluation team will evaluate each application. The team will determine the overall value of the application to the Army and the potential for meeting the goals of the leasing arrangement, in accordance with the evaluation factors stated below. Applications will be evaluated on their own merit, independently and objectively.

b. Selection Process

After the final evaluation of the applications, the Army will select the applicant whose application offers the best overall value. Selection will be based on an integrated assessment of the factors set forth below. Upon selection, the Army and the Developer will commence work, as outlined in this Lease Proposal, with the intent to enter into a leasing arrangement.

c. Evaluation Factors. Applications will be evaluated on the basis of the following factors, which are listed in order of evaluation importance:

- (1) **Capability/Qualifications.** This factor considers the extent of the applicant's capability and qualification to provide the services required for planning and implementation of the project and the applicant's approach to the project.
- (2) **Relevant Experience/Past and Present Performance.** This factor considers the extent of the applicant's experience in successfully planning for and developing large complex projects, especially under a lease arrangement.
- (3) **Experience in Financing Institutional Projects and Financial Return Expectations.** This factor considers the extent of the applicant's experience in dealing with financing of large, complex projects, especially under a leasing arrangement. Additionally, the applicant's financial return expectations will be considered.
- (4) **Experience with Historic Properties.** This factor considers the applicant's training and demonstrated experience with the redevelopment, rehabilitation and/or adaptive reuse of historic properties and execution of the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- (5) **Experience in Community Relations.** This factor considers the extent the applicant's experience in dealing with community relations in successfully completing major developments.

- (6) Achievement of the Army Goals. This factor considers the extent to which the applicant's approach indicates an understanding of the Army's goals and a realistic approach to accomplishing them.

Section 5. Arrangements for Inspection of the Site

- a. Sites may be inspected in conjunction with the January 26, 2000 Industry Conference. Reservations for the Industry Conference are required and must be made by 12:00 p.m. (CST), January 19, 2000 by contacting or calling the following:

Commander, U.S. Army Garrison
Attention: Business Development Office
1400 Stanley Road, Suite 103
Fort Sam Houston, Texas 78234-5001
Telephone: Commercial 210-221-2546 or DSN 471-2546

- b. Inquiries on leasing issues and questions of title will be addressed to:

U.S. Army Corps of Engineers
Fort Worth District
ATTN: CESWF-RE (Ms. Hyla Head or Ms. Annie Henry)
819 Taylor Street, Room 2B03
Fort Worth, TX 76102
Telephone: (817) 978-2101/2102

Exhibit A. Map of Fort Sam Houston

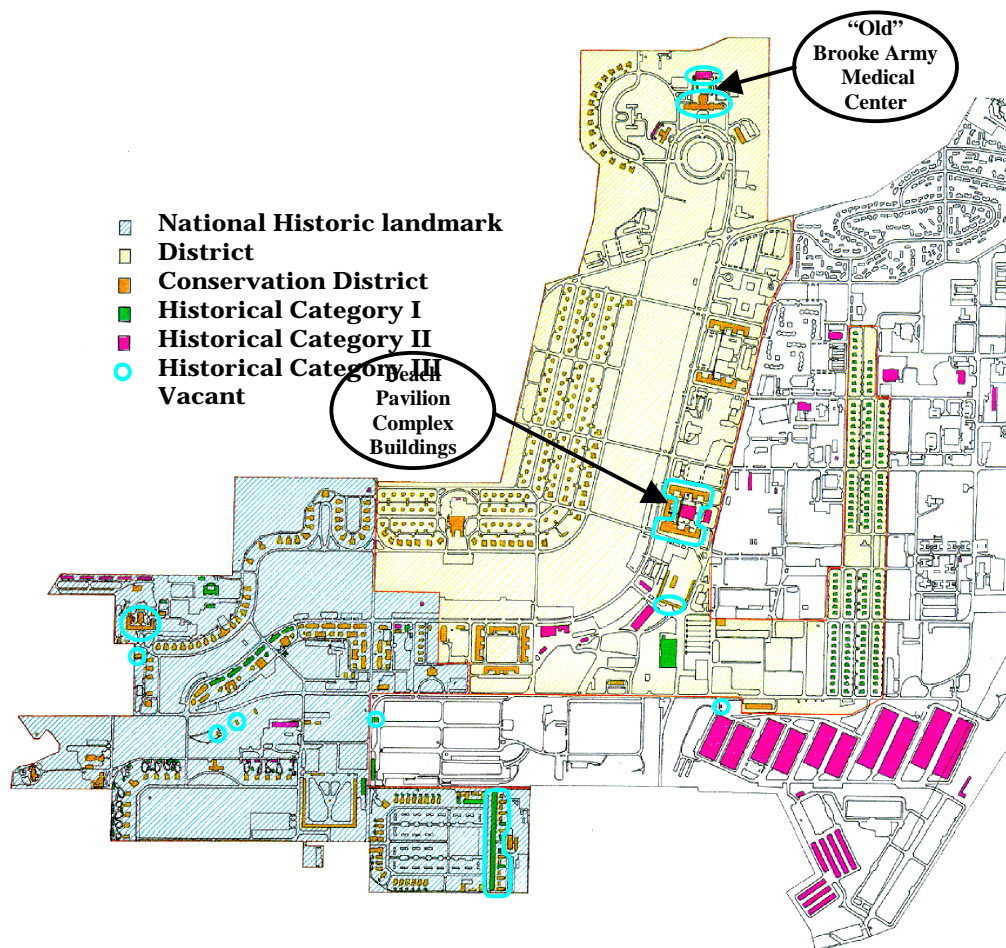


Exhibit B. Map of Greater San Antonio Area

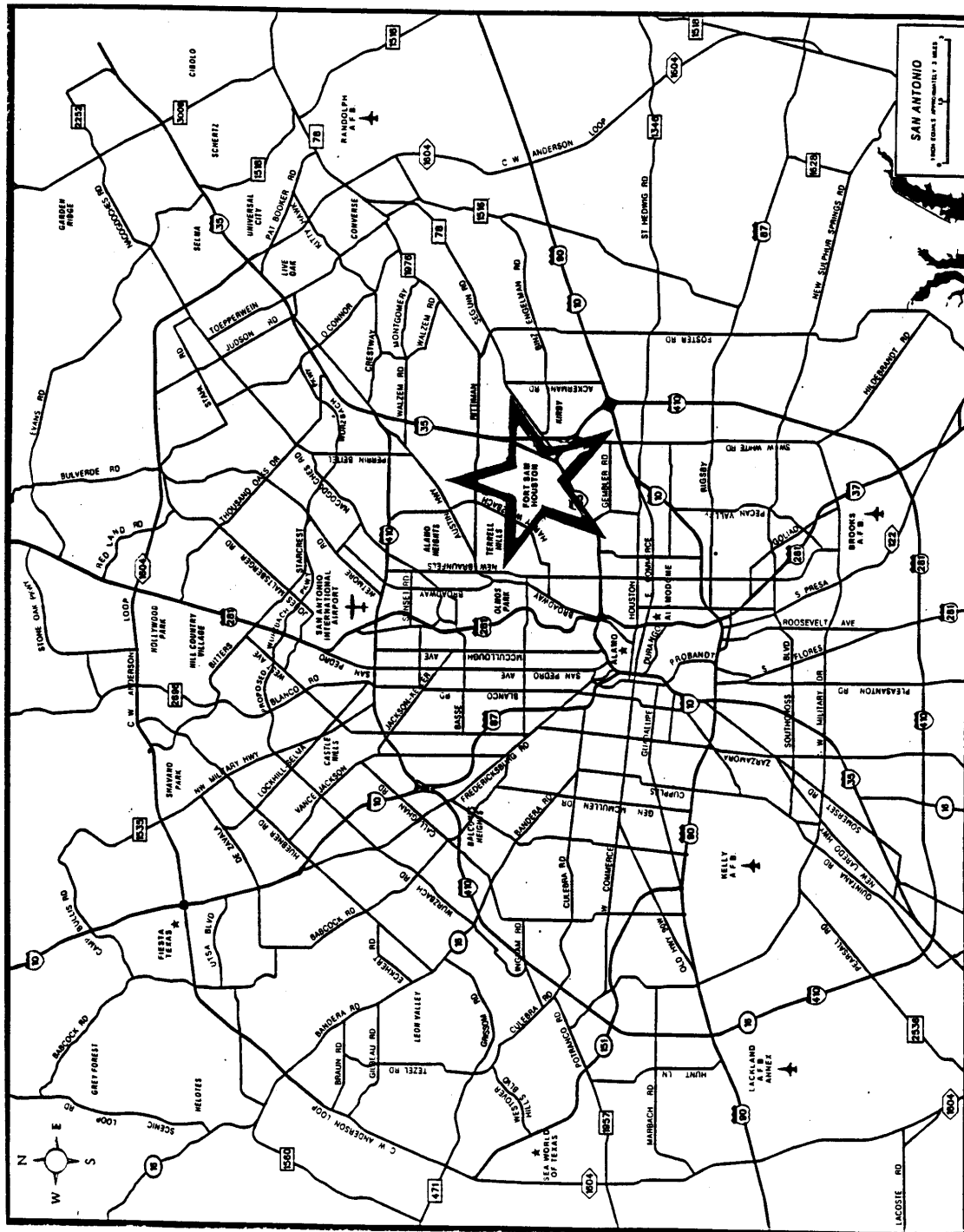


Exhibit C. Historical Category Definitions

The FSH Cultural Resources Management Plan identifies five criteria that are used to categorize installation real property relative to historic significance. The Programmatic Agreement developed to facilitate installation compliance with the National Historic Preservation Act further utilizes these criteria to establish treatment of historic properties.

Category I

Historic properties of great importance which contribute significantly to the national cultural heritage or that of the installation and its environs. Preserve both exterior and interior. When the historic fabric has been disturbed, restoration should be considered when possible.

Category II

Historic properties of importance which contribute significantly to the cultural heritage or visual beauty and interest of the installation and its environs. Preserve exterior and any significant interior historic features which remain.

Category III

Historic properties of value which contribute to the cultural heritage or visual beauty of the installation and its environs, which provide background for significant historic properties, or which are evidence of historic or architectural continuity within the installation. These properties should be retained and modified as little as possible.

Category IV

Any property that has been inventoried but does not qualify in one of the above categories at this time and is not an intrusion is placed in this category, indicating little or no historic value at this time. These properties, however, remain in the inventory and in the historic preservation file in order to facilitate subsequent review and possible re-evaluation of their historic significance as required by changing circumstances. All World War II buildings are considered in this category at the present time unless they are intrusions in an earlier historic area. No preservation effort is required for these properties at this time.

Category V

Buildings and structures which, because of their date of construction, design and usage, represents intrusions. These properties do not contribute to the significance of the historic district and detract from the surrounding areas sense of time and place and historic development intrinsically. When possible, these buildings and structures should be removed.